

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jeff W. Parmer, LLC  
850 Shades Creek Parkway  
Birmingham, Alabama 35209

GRANTEE'S ADDRESS:  
Peter M. Agliata  
108 Emily Circle  
Birmingham, AL 35242

STATE OF ALABAMA )

**JOINT SURVIVORSHIP DEED**

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Eighty Thousand and 00/100 (\$280,00.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Kristina Morros an unmarried person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Peter M. Agliata Kathryn E. Agliata**, hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 26, according to the Survey of The Cedars, as recorded in Map book 25, Page 134, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, currents taxes, restrictions, set-back lines and rights of way, if any, of record.

Kristina Morros is one and the same person as Kristina Daffinson.

\$266,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seal this the 30<sup>th</sup> day of November, 2009

Shelby County, AL 12/04/2009

State of Alabama

Deed Tax : \$14.00

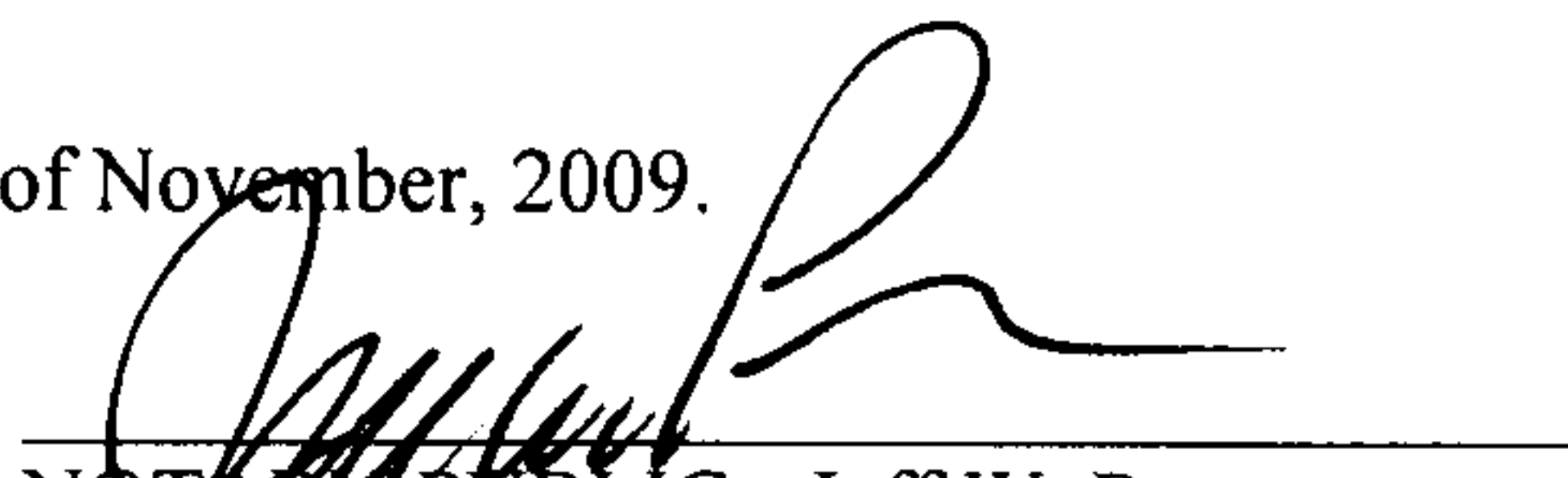
  
Kristina Morros

State of Alabama

County of Jefferson

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Kristina Morros whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the document, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 30<sup>th</sup> day of November, 2009.

  
NOTARY PUBLIC - Jeff W. Parmer  
My Commission Expires: 9/22/12